

The Real Property Inventory of 1934

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SIGNIFICANT information concerning the housing conditions of the people of the United States has become available with the conclusion of the work of compiling the data gathered in the special survey known as the "real-property inventory." This survey fills a long-felt want, as hitherto detailed housing statistics have not been available. Broadly, the information gathered may be divided into four classes, as follows: Facts concerning residential structures;

facts about family units; financial data; and miscellaneous data, mostly pertaining to equipment. The inclusion of the last-named list of questions developed some most interesting facts.

The survey was conducted by the Bureau of Foreign and Domestic Commerce, with the aid of the Bureau of the Census, during the early months of 1934. From 8,000 to 10,000 enumerators were employed in the field work. The project was made possible by funds

Table 1.—Summary of Selected Statistics Collected from 64

Note.—Data for cities marked with an asterisk (*) cover metropolitan district. City-proper data in these cases

City	Total persons inventoried	Families		Structures		Dwelling units			Owner-occupied units			Rental units			
		Total	Extra	Total	Age under 25 years	Total	Occupied	Overcrowded	Total	Owned free	Mortgaged	Total	Under \$10	\$10 to \$30	\$30 and over
Total, 64 cities	Number	Number	Number	Number	Percent	Number	Percent	Percent	Number	Percent	Percent	Number	Percent	Percent	Percent
Albuquerque, N. Mex.	25,375	7,490	267	8,458	64.2	7,826	92.4	20.7	3,103	40.3	32.2	4,827	30.7	44.2	32.5
Asheville, N. C.	45,000	12,547	1,390	10,857	60.7	12,547	98.7	21.1	3,530	40.8	43.8	8,855	50.4	20.7	12.3
*Atlanta, Ga.	384,008	98,803	9,901	88,287	53.8	95,882	112.7	28.5	28,850	30.8	51.5	10,702	33.3	27.5	17.7
Austin, Tex.	55,487	15,554	1,543	12,949	58.3	15,407	97.8	27.1	6,187	46.2	34.5	8,249	40.3	24.2	22.4
Baton Rouge, La.	28,329	7,720	829	5,061	61.2	7,992	93.0	24.1	2,396	47.8	32.0	5,296	44.0	32.3	23.0
*Birmingham, N. Y.	118,847	32,701	1,504	21,759	52.1	33,408	105.1	11.8	14,680	32.5	42.5	17,759	7.0	56.6	35.4
*Birmingham, Ala.	350,871	101,226	9,516	82,794	59.2	101,721	99.2	30.0	27,223	40.3	40.8	74,498	79.0	15.3	6.1
Bolton, Idaho	20,607	6,022	308	5,107	31.6	5,477	90.1	17.0	2,910	36.0	30.7	5,267	28.0	45.1	23.4
Burlington, Vt.	21,004	5,448	370	4,292	22.9	5,618	94.0	10.3	2,640	37.5	37.0	4,028	19.8	52.0	28.4
Butte, Mont.	20,300	5,022	597	7,386	22.9	10,737	84.1	17.9	4,094	67.0	15.0	6,643	42.2	38.6	13.8
Casper, Wyo.	10,007	5,050	134	4,227	50.0	5,819	87.0	20.0	3,024	35.1	35.1	5,495	37.7	30.6	15.2
Charleston, S. C.	60,744	17,511	903	10,700	17.6	17,911	92.7	40.4	3,324	45.0	15.4	14,687	64.4	23.2	19.8
*Cleveland, Ohio	1,182,556	315,266	21,307	203,209	55.0	315,181	91.6	13.0	122,823	28.4	37.9	190,243	18.5	52.0	29.8
Columbia, S. C.	40,081	12,351	823	10,000	41.7	13,159	94.7	32.4	3,174	38.3	34.2	9,014	59.9	21.3	13.4
*Dallas, Tex.	202,773	59,829	7,064	48,813	71.0	63,828	93.0	22.2	28,679	38.8	47.6	65,058	34.2	41.6	22.5
Decatur, Ill.	55,705	16,083	1,187	14,802	45.5	10,907	94.0	14.0	7,208	45.4	44.2	9,282	42.4	44.8	8.4
Des Moines, Iowa	102,089	45,277	3,781	37,341	51.5	44,859	94.7	15.4	20,173	45.5	45.9	24,686	28.2	45.1	25.7
*Erie, Pa.	138,129	31,235	1,714	25,185	45.2	33,179	92.3	13.0	14,481	35.7	40.8	18,696	19.8	62.1	17.1
Fargo, N. Dak.	24,004	7,280	387	5,208	50.1	7,467	93.6	22.2	2,733	38.8	38.8	4,731	15.4	40.8	41.4
Frederick, Md.	13,031	4,010	333	2,636	22.8	3,780	97.4	12.7	1,009	22.9	40.0	2,771	38.0	45.6	18.0
Greensboro, N. C.	51,408	13,357	1,301	11,086	35.8	12,041	98.1	25.4	3,647	44.9	51.4	8,394	56.0	24.8	17.4
Hagerstown, Md.	30,030	8,404	635	5,833	31.9	8,149	94.7	13.6	3,067	34.8	30.4	5,182	32.8	51.3	14.8
*Indianapolis, Ind.	403,033	124,414	12,113	94,887	45.0	130,039	99.1	13.3	45,510	32.8	57.7	80,519	42.4	39.0	17.3
Jackson, Miss.	43,883	12,615	1,193	9,666	61.7	11,472	96.2	21.2	3,696	39.2	45.3	7,892	59.5	25.6	14.9
*Jacksonville, Fla.	118,086	43,720	5,213	35,538	29.7	42,622	90.6	20.6	11,767	45.0	39.7	30,765	54.7	33.2	11.3
Kansas City, Mo.	53,015	13,978	743	11,038	49.0	13,943	93.6	16.3	6,787	35.4	51.6	10,000	58.0	28.2	10.8
*Knoxville, Tenn.	128,062	33,436	3,141	29,188	49.4	32,276	92.9	20.0	12,130	36.2	38.2	20,158	63.1	26.3	10.2
Laurens, Mich.	73,009	21,453	1,487	18,144	59.3	20,815	95.0	8.0	9,347	37.0	54.2	11,408	37.0	40.1	12.7
Lima, Ohio	77,282	22,933	1,623	15,780	44.4	23,242	92.4	13.6	10,670	48.2	41.6	12,572	23.3	45.4	24.4
*Little Rock, Ark.	97,050	28,291	2,431	25,101	56.5	27,792	92.3	22.8	10,273	41.1	42.4	17,519	55.8	31.2	8.4
*Los Angeles, Calif.	470,773	135,293	5,023	105,928	53.3	140,317	91.6	14.0	50,326	32.8	47.2	81,091	16.6	60.7	35.7
Madison, N. H.	30,084	8,298	687	4,646	28.6	7,009	94.0	10.6	2,906	30.0	31.0	5,003	28.1	54.0	14.0
*Oklahoma City, Okla.	178,038	63,353	5,660	40,993	77.0	40,714	96.3	25.4	18,270	34.0	58.5	21,444	34.4	42.2	19.5
Paducah, Ky.	31,030	8,876	1,052	7,703	33.5	8,030	94.3	28.4	3,029	14.2	16.9	4,000	10.4	17.2	7.2
Peoria, Ill.	125,715	37,021	3,060	31,146	41.8	35,862	96.4	16.1	18,108	41.0	51.0	17,754	26.4	48.0	23.9
Phoenix, Ariz.	43,884	14,036	970	10,519	72.8	14,202	97.9	19.8	4,090	35.4	50.7	10,302	43.0	37.6	17.5
Portland, Maine	62,806	18,179	807	10,476	27.8	10,080	98.2	13.6	5,915	30.4	25.6	13,774	13.4	53.3	33.8
*Portland, Ore.	329,000	111,052	4,852	93,290	30.2	115,220	91.2	8.1	65,412	48.7	48.0	69,568	43.1	43.1	12.0
Providence, R. I.	624,400	169,977	7,024	109,707	37.2	170,175	92.3	16.9	82,088	22.4	40.3	108,127	23.5	67.2	18.4
Pueblo, Colo.	40,901	12,287	813	10,882	26.0	12,725	91.7	18.7	5,841	30.8	37.1	8,882	22.2	40.9	7.4
Randolph, W. Va.	72,805	19,770	953	15,505	45.4	20,253	92.9	72.0	10,028	25.8	32.7	10,226	37.4	48.3	11.8
Reno, Nev.	10,703	5,028	183	4,082	56.6	5,104	97.7	10.7	2,496	30.1	30.8	3,788	17.8	41.9	24.2
Richmond, Va.	207,295	50,975	6,330	41,201	41.7	54,067	91.8	20.1	10,067	42.3	44.7	34,070	38.0	23.0	28.8
*Sacramento, Calif.	107,107	24,004	1,793	25,292	65.0	28,106	90.0	13.3	15,484	35.0	48.4	10,651	16.5	51.0	28.3
St. Joseph, Mo.	60,007	20,061	1,029	10,080	26.6	10,832	92.4	10.9	7,778	55.4	33.0	12,154	44.8	40.2	14.1
St. Paul, Minn.	300,874	88,034	7,491	65,174	45.7	80,206	94.1	14.8	42,168	28.0	47.6	44,048	18.7	47.4	32.8
Salt Lake City, Utah	177,465	47,029	3,327	37,558	46.8	45,175	92.7	27.7	23,507	44.1	56.8	26,008	33.7	43.5	10.0
San Diego, Calif.	173,485	61,139	3,107	62,546	72.7	68,086	91.0	8.9	24,799	48.5	49.0	38,806	20.7	57.8	31.3
Santa Fe, N. Mex.	9,635	2,619	148	2,145	50.9	2,720	91.6	36.5	1,219	37.5	27.2	1,581	40.0	28.0	37.2
Seattle, Wash.	230,481	128,310	4,711	102,817	42.1	138,009	99.8	10.3	68,331	47.5	38.0	75,275	31.0	46.3	26.7
Shreveport, La.	74,609	22,908	2,082	19,722	50.6	21,872	92.4	23.9	7,032	41.7	51.0	14,540	58.5	27.1	12.3
Sioux Falls, S. Dak.	34,173	9,408	529	7,551	50.4	8,346	105.8	20.5	3,065	44.7	48.4	5,290	18.4	41.0	38.0
Springfield, Mo.	55,851	17,313	1,802	14,881	44.0	10,300	95.2	10.0	7,414	49.0	15.7	8,726	30.2	28.7	6.3
Syracuse, N. Y.	228,359	61,220	3,434	45,306	42.8	60,181	95.0	0.5	27,425	19.0	54.0	37,744	15.0	52.1	31.3
Topeka, Kans.	83,735	19,762	1,303	15,300	32.1	19,092	95.3	15.1	5,148	31.3	42.2	9,941	38.5	39.7	20.8
Trenton, N. J.	168,423	45,146	2,785	28,346	45.5	42,901	95.3	13.4	21,303	17.0	41.7	21,436	18.9	39.9	29.7
Waterbury, Conn.	118,046	29,600	1,428	18,900	42.5	30,301	93.1	10.0	10,882	13.8	47.3	19,423	19.3	60.9	18.3
Wheeling, W. Va.	171,306	46,210	3,337	35,102	35.7	41,086	91.1	25.8	19,248	34.3	28.2	20,387	60.5	37.4	10.1
Wichita, Kans.	109,481	33,729	2,142	27,720	50.7	34,086	94.7	16.0	13,070	40.7	47.3	20,180	48.5	37.0	14.5
Wichita Falls, Tex.	36,773	10,856	832	6,067	83.1	10,722	91.7	21.5	3,433	58.5	35.9	7,289	64.3	25.2	4.5
Williamsport, Pa.	41,357	11,872	657	8,460	28.2	12,141	92.4	12.7	5,220	31.1	28.7	6,915	28.8	33.8	16.9
Wilmington, Del.	145,710	38,727	1,908	20,986	43.3	30,022	94.4	12.4	16,094	39.1	43.1	22,328	26.3	48.8	28.7
Worcester, Mass.	255,481	67,088	2,648	36,348	36.3	61,371	92.4	14.5	25,054	18.8	49.1	41,717	18.7	58.5	28.8
Zanesville, Ohio	33,125	10,504	694	9,042	29.0	10,078	91.9	13.6	5,016	51.0	38.7	8,059	57.8	36.5	6.9

* Excludes persons residing at clubs, hotels, rooming-houses, and summer cottages.

* Families sharing dwelling temporarily with usual occupants.

* Includes units classified as crowded (1.01 to 2 persons per room), overcrowded (2.01 to 3 persons per room), and greatly overcrowded (over 3 persons per room); bath-rooms are not counted as rooms.

* The difference between the sum of the units owned free and mortgaged and 100 percent is accounted for by those unreported.

supplied through the Civil Works Administration and covered 64 cities. Some of the more significant data have been selected and presented in table 1. Certain preliminary data for the individual cities have previously been released in mimeographed form, and complete data, classified separately for each of the 64 cities, is expected to be available in a few months.

The extensive nature of the survey is indicated by the fact that at least one city was selected from each State in the Union. The cities surveyed vary in size from a population of 10,000 to more than 1,000,000, as shown in table 2. The 1930 population of the enumerated cities constituted 14.2 percent of that of

all urban areas, or approximately 8 percent of the entire population of the United States. For nearly half of the cities, data were collected for the environs, as well as for the city proper, so that totals were obtained for the metropolitan district, which may be considered a social and economic unit. In the accompanying table, the statistics, where available, are for the metropolitan district. These districts, 31 in number, are indicated in the table by an asterisk (*).

It is important to note that the survey was restricted to family dwelling units, thus excluding hotels, clubs, rooming houses, and summer cottages, and their equipment, together with the persons living in such estab-

Representative Cities in the Real Property Inventory

have been compiled and will be published in the final report of the real-property inventory

Type of dwelling unit				Size of dwelling unit			Condition and material of structure					Dwelling units equipped with—										Rosen- gates *	Occu- pied dwell- ing units with autos †	City
Single family	2- family	Row houses	Apartment	1 to 4 rooms	5 and 6 rooms	Over 6 rooms	In need of minor re- pairs	In need of major re- pairs	Unfit for use	Wood	Brick	Furnace or boiler	Heat- ing stove	Mechani- cal re- frigeration	Gas for cook- ing	Electricity for light- ing	Private in-door water closet	Tub and/or shower						
Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Number 1,343,081	Pct. 51.4	Total, 64 cities.			
74.6	9.8	2.1	6.2	88.0	84.7	6.7	36.4	16.0	1.5	31.4	16.8	38.8	52.6	14.4	38.6	67.8	73.8	70.5	4,708	62.6	Albuquerque, N. Mex.			
78.8	7.4	1.4	5.5	80.2	80.4	34.4	45.8	22.7	3.9	81.2	8.8	42.8	50.8	16.0	17.8	60.0	84.0	72.2	5,113	42.5	Asheville, N. C.			
59.9	23.8	1.8	9.7	81.0	82.5	13.5	43.4	23.2	4.1	81.3	17.4	38.8	35.5	16.2	49.8	70.4	73.7	64.0	40,721	40.0	*Atlanta, Ga.			
82.0	8.0	1.3	2.3	48.9	36.5	11.7	80.4	18.2	2.1	59.8	5.4	3.8	35.1	15.0	51.5	78.0	73.2	72.4	4,294	80.7	Austin, Tex.			
80.4	9.3	1.4	1.6	30.3	37.5	12.3	48.4	17.7	2.0	86.4	1.4	5.4	40.6	13.0	55.5	60.0	82.4	60.0	3,302	41.0	Baton Rouge, La.			
46.4	20.3	1.3	3.8	17.7	38.5	38.5	37.2	4.7	4.4	66.9	4.2	77.5	23.2	13.0	81.3	67.7	65.6	90.7	17,800	64.0	*Birmingham, N. Y.			
67.3	24.8	1.4	4.0	82.0	80.7	11.3	40.0	24.7	2.6	92.1	8.2	17.4	21.8	11.0	35.4	65.4	61.7	47.5	20,280	30.7	*Birmingham, Ala.			
72.0	6.6	1.4	11.9	47.7	38.9	13.4	42.7	16.3	3.8	82.8	0.5	41.4	53.9	30.2	21.4	65.7	78.9	73.8	4,024	62.0	Belo, Idaho			
40.5	20.5	1.8	10.2	24.7	42.6	23.0	47.3	8.5	1.1	64.9	13.7	65.8	43.1	18.1	74.6	67.7	67.9	70.6	2,801	40.9	Burlington, Vt.			
56.2	13.5	2.1	14.7	37.8	24.4	7.8	11.1	22.7	4.9	65.0	21.1	27.0	78.6	0.3	38.6	68.3	77.1	87.7	4,320	40.0	Butte, Mont.			
68.1	9.1	1.4	12.0	71.1	32.5	6.4	46.4	18.7	6.1	82.6	7.1	38.5	53.5	14.6	35.0	60.0	74.1	88.0	2,347	66.2	Casper, Wyo.			
23.4	20.3	0.4	2.8	68.7	31.1	12.5	31.6	22.3	6.1	84.0	11.0	27.0	70.6	0.1	30.1	40.8	51.1	43.0	4,611	26.1	Charlotte, N. C.			
41.6	28.8	1.4	12.5	26.3	55.9	17.9	45.8	12.0	2.4	88.6	10.1	74.6	24.8	17.0	64.2	67.8	68.5	90.8	170,000	60.0	*Cleveland, Ohio			
68.7	18.4	1.3	1.0	58.3	29.4	17.3	40.1	19.1	1.7	82.6	14.4	17.3	32.0	15.2	20.3	64.7	62.1	55.4	5,085	40.0	Columbia, S. C.			
67.9	10.7	1.1	4.5	20.0	62.3	17.7	62.9	17.5	1.8	80.0	9.3	78.0	93.2	14.2	78.0	84.4	88.0	72.2	8,617	53.8	Dallas, Tex.			
83.7	5.7	1.1	0.0	22.0	48.5	18.6	45.8	17.2	1.9	70.3	7.8	76.6	34.2	17.3	70.1	66.0	72.1	67.0	26,406	65.4	Decatur, Ill.			
54.8	31.5	2.0	2.5	13.7	57.5	28.9	43.3	10.8	1.8	77.2	21.0	65.5	38.4	0.2	58.8	67.7	64.8	54.0	18,326	51.9	*Des Moines, Iowa.			
87.0	13.1	1.2	15.0	43.4	36.9	16.7	41.0	12.4	3.0	70.4	3.2	87.0	11.3	25.8	82.8	67.5	63.0	50.1	4,106	57.9	Eric, Pa.			
44.8	34.4	5.0	1.8	31.9	84.7	23.4	66.6	9.1	7.7	32.3	71.2	61.2	38.4	20.2	44.9	67.7	53.0	49.4	2,182	47.3	Fargo, N. Dak.			
80.0	6.0	1.4	2.4	38.2	33.1	32.7	52.8	17.0	2.6	88.2	9.6	27.4	55.5	18.4	32.9	82.7	81.4	43.0	8,238	48.3	Frederick, Md.			
34.8	42.0	5.7	7.3	19.9	60.3	20.0	40.1	9.0	1.0	41.4	50.7	66.0	33.7	19.5	82.4	68.0	78.3	78.3	3,878	49.6	Greensboro, N. C.			
60.3	23.9	0.9	0.0	31.5	37.7	15.6	47.8	13.6	3.0	88.8	7.2	61.4	28.0	16.3	72.0	81.4	74.8	63.8	53,661	62.2	Hagerstown, Md.			
71.1	20.6	1.3	1.8	64.8	34.4	10.7	64.3	21.9	1.9	82.0	10.3	3.8	68.4	10.1	63.0	64.0	61.5	54.3	1,800	28.6	Indianapolis, Ind.			
71.4	17.3	1.7	1.7	51.8	45.3	12.9	45.0	19.3	3.1	88.0	6.0	6.6	61.4	11.4	23.0	68.7	73.7	65.5	12,881	44.6	Jackson, Miss.			
64.0	20.0	0.6	1.8	24.0	87.4	18.6	47.3	15.8	1.2	83.3	11.4	80.2	92.4	12.6	84.4	68.9	60.0	82.6	13,618	68.0	Jacksonville, Fla.			
85.2	5.8	0.6	3.6	47.8	37.3	14.0	48.3	20.4	3.5	91.1	6.6	23.3	40.8	10.0	17.0	68.7	70.4	51.1	14,618	42.1	Kearney, Wis.			
70.2	9.3	1.5	4.3	19.9	52.1	28.9	50.0	28.0	1.4	88.9	8.0	50.0	13.0	14.3	78.5	64.0	64.0	85.3	15,484	57.5	Knoxville, Tenn.			
74.3	5.4	1.2	12.3	20.8	46.7	24.5	38.3	14.0	1.2	84.4	7.4	30.8	18.0	27.6	80.1	67.0	82.0	81.4	16,484	85.3	Lansing, Mich.			
84.7	6.5	1.1	3.0	48.2	40.1	11.7	41.4	20.4	4.5	85.9	11.5	1.0	65.6	16.7	65.0	67.0	67.0	64.6	15,271	47.1	Lincoln, Nebr.			
32.2	21.0	4.4	14.8	38.0	47.1	15.9	38.9	12.2	1.4	58.4	4.8	76.0	32.5	31.3	68.8	67.2	68.8	63.8	78,928	58.2	Little Rock, Ark.			
84.0	30.3	2.0	18.2	24.8	47.4	27.7	43.1	11.4	1.0	94.0	2.8	45.3	52.4	14.5	64.2	66.3	66.2	73.9	3,159	29.9	Minneapolis, Minn.			
70.5	13.6	1.2	8.4	53.8	40.3	9.1	60.8	14.2	2.3	77.9	18.9	7.7	88.4	23.7	88.7	68.2	70.0	72.7	32,006	63.5	Newark, N. H.			
74.6	14.5	4.4	2.9	60.9	28.5	7.0	60.1	81.5	8.0	84.5	11.8	16.3	74.2	6.4	26.4	68.6	65.6	48.3	3,820	34.1	Oklahoma City, Okla.			
78.5	8.5	1.1	5.3	33.4	49.5	17.1	41.1	15.8	2.2	89.5	7.6	72.6	27.0	20.5	78.5	59.7	72.0	63.8	28,330	55.2	Paducah, Ky.			
60.3	18.8	5.1	8.3	82.3	30.1	7.0	40.0	17.7	4.2	21.9	80.4	11.3	62.0	20.2	70.1	61.6	64.7	62.1	8,502	60.7	Peoria, Ill.			
28.0	28.9	1.8	18.2	37.6	47.1	25.3	41.0	11.1	0.0	90.6	8.0	71.2	27.7	14.0	67.5	64.3	66.3	61.6	7,426	41.1	Phoenix, Ariz.			
77.0	3.4	0.6	14.9	39.8	42.8	18.4	40.5	16.0	1.0	82.2	1.3	64.5	24.1	20.6	61.0	67.3	60.0	60.0	84,200	68.3	Portland, Maine.			
31.7	31.1	4.4	6.9	27.5	51.4	21.1	44.2	6.7	0.0	86.3	1.9	48.1	60.9	11.8	75.7	64.2	60.6	78.0	60,008	47.2	Portland, Ore.			
78.3	7.8	1.1	8.7	49.5	40.3	10.2	43.2	16.5	2.2	51.5	27.6	41.4	50.2	12.5	30.3	60.7	68.1	60.1	7,183	48.7	Providence, R. I.			
56.8	30.1	3.3	3.4	20.8	56.1	23.1	44.1	17.8	1.2	88.1	12.0	78.2	21.1	14.4	84.0	65.2	66.1	75.7	10,262	61.0	Pueblo, Colo.			
67.2	7.9	1.3	14.0	60.1	20.4	9.6	38.6	11.7	1.8	68.3	20.0	40.0	22.5	22.0	80.1	68.7	68.7	68.4	2,628	58.0	Reno, Nev.			
86.8	21.4	3.0	7.7	38.2	58.0	24.0	42.8	16.6	1.8	63.9	31.1	35.0	63.1	20.7	82.3	70.5	64.9	45.3	22,442	48.8	Richmond, Va.			
67.0	10.1	1.3	6.8	45.9	45.8	8.3	44.4	18.2	3.4	80.3	5.2	22.1	70.8	17.6	80.8	60.3	62.7	84.8	23,716	68.3	*Sacramento, Calif.			
71.5	15.4	2.2	6.4	43.4	44.0	12.9	49.7	17.7	2.0	80.7	12.7	60.0	47.8	10.2	61.8	62.1	70.4	68.8	9,223	48.4	St. Joseph, Mo.			
81.7	10.8	1.3	10.0	43.1	46.9	19.7	43.3	15.4	1.7	72.3	6.8	78.7	28.9	16.7	84.2	60.3	66.3	66.8	67,732	50.5	St. Paul, Minn.			
71.3	8.9	1.8	12.5	51.1	39.4	9.6	40.8	18.8	2.8	30.5	61.3	60.7	51.0	23.8	28.7	67.8	82.8	61.7	28,063	68.7	Salt Lake City, Utah			
78.1	5.8	1.0	10.7	48.4	41.9	0.7	39.1	11.8	1.4	78.6	4.9	6.9	74.5	15.3	93.2	67.0	68.7	91.1	41,246	65.3	San Diego, Calif.			
69.8	10.7	4.4	2.0	68.5	23.8	8.0	35.5	14.1	1.3	1.5	8.8	15.3	37.4	18.5	32.3	74.7	58.8	55.5	1,163	44.5	Santa Fe, N. Mex.			
70.2	3.7	4.4	21.0	50.5	37.7	13.7	43.0	17.7	2.6	62.4	6.3	60.8	82.9	22.1	81.7	68.5	89.6	87.4	74,500	57.8	Seattle, Wash.			
83.9	9.9	1.8	1.7	55.0	32.6	11.4	50.0	11.0	1.1	95.1	2.3	3.3	97.2	18.1	91.6	71.7	89.0	56.0	9,948	44.0	Shreveport, La.			
71.8	11.0	2.2	6.5	37.0	44.6	18.4	43.6	14.3	1.0	89.3	2.6	79.7	18.4	18.4	88.8	67.7	81.7	74.1	5,880	63.8	Sioux Falls, S. Dak.			
46.5	4.5	1.4	3.5	42.0	39.2	14.8	50.2	35.2	2.2	88.8	8.7	33.7	85.4	17.3	58.4	85.7	72.4	68.3	9,007	56.2	Springfield, Mo.			
44.8	32.8	1.1	8.2	17.5	57.1	31.3	45.7	18.9	1.8	91.8	8.7	83.8	16.8	18.3	98.8	67.0	62.8	86.5	25,283	64.4	Syracuse, N. Y.			
77.4	7.8	1.3	6.4	33.7	47.6	18.1	47.4	16.3	2.2	80.0	9.3	52.2	46.2	16.8	83.0	84.7	87.5	65.5	11,208	58.6	Tampa, Fla.			

ishments. Since the survey was made in February, the exclusion of summer cottages probably did not result in the omission of many of the families comprising the stable population of the cities covered.

The 1,931,055 residential structures canvassed contain 2,633,135 dwelling units. Sheltered in these homes are about 2,600,000 families that comprise 9,074,783 persons, or an average of 3.5 persons per family. Of the occupied dwellings enumerated, 90.8 percent were inhabited by white families and 9.2 percent by families of other races, principally Negro families.

Urban living conditions as revealed by the survey are far from exemplary. Crowding, lack of modern facilities, and the need of structural repairs are shown to prevail to a most unsatisfactory degree. These conditions may be considered somewhat typical of prevailing conditions, although they have been accentuated by the depression. The data also inferentially confirm other studies in respect to the low income of a large proportion of the urban population.

CROWDING WIDESPREAD

One of the significant features of the inventory is the extent to which crowding of dwellings exists, notwithstanding a high percentage of vacancies in many cities. In some instances, however, crowding is evident where relatively few vacancies were reported, a situation apparently calling for new construction as a remedy.

Three degrees of crowding were distinguished in the survey as "crowded", "overcrowded", and "greatly overcrowded". In the interest of economy of space, these three groups have been combined to obtain the percentage shown in the table. The first of these classes amounted to 15.6 percent of the total occupied dwelling units in the 64 cities, the second to 1.2 percent, and the third to 0.2 percent.

A partial explanation of this crowding is provided by the family data showing that 7 percent of the more than 2½ million families surveyed are classed as "extra" families. Considerable variation in these conditions is evident as between different cities. In Charleston, for example, 40.4 percent of the occupied dwellings were classed as crowded, while in Portland, Oreg., the percentage was 8.1. Cities, other than Charleston, in which crowding was pronounced, included Santa Fe, where 35.5 percent of the occupied dwelling units were crowded; Columbia, 32.4 percent; and Birmingham and Knoxville, 30 percent. In 9 other cities from 25 percent to 30 percent of the occupied dwelling units were reported as crowded. These include Albuquerque, Atlanta, Austin, Greensboro, Jackson, Oklahoma City, Paducah, Salt Lake City, and Wheeling. Cities with less than 10 percent of the dwelling units crowded, in addition to Portland, Oreg., were Lansing, San Diego, Syracuse, and Williamsport.

Among the cities in which the percentage of crowded dwellings is greatly in excess of the percentage of vacancies, Jackson stands out. Only 1.8 percent of the total dwellings in this city were reported as vacant, while 27.2 percent of the occupied dwellings were reported as crowded. In Butte, which had the highest percentage of vacancies (15.9 percent of the dwelling units), 17.9 percent of the occupied dwellings were reported as crowded. For the entire group of cities, vacant dwellings amounted to 7.8 percent of the total number of dwelling units. In 8 of the 64 cities 10 percent or more vacancies were reported.

DWELLING TYPES AND MATERIALS

Single family dwelling units (generally detached) are still most prevalent among the dwelling structures. Of the dwelling units enumerated, 58.4 percent were of this type. The extremes are 86.9 percent for Springfield and 28.9 percent for Portland, Maine. Two-family houses contained 19 percent of the total dwelling units and apartment buildings 9.4 percent. Row houses accounted for 1.5 percent of the total number of dwelling units, although the percentage reported was as high as 31.5 in Wilmington, Del.

Frame is the predominating type of construction used in the buildings surveyed, with 82 percent of the total number of structures falling under this classification. Brick structures were reported as 10.7 percent of the total. The cities where brick dwellings outnumber wooden structures are Frederick, Hagerstown, Wilmington, Salt Lake City, and Santa Fe.

In St. Paul, Minneapolis, Portland (Oreg.), Phoenix, Sacramento, San Diego, Toledo, Des Moines, Albuquerque, Baton Rouge, Fargo, Boise, Casper, Binghamton, and Lansing stucco-finish houses are second to frame houses in number. In stucco-finish houses, of

Table 2.—Comparison of Number of Places and Their Population With Those of the 64 Real Property Inventory Cities (1934). Distributed by Size-Groups of Places

Size-groups of places	United States			Real property inventory cities (1934)			
	Places, 1930	Population, 1930 (thous.)	Percent of total population	Places		1930 population	
				Number	Percent similar-group cities	Percent similar-group cities	Percent similar-group cities
United States.....	16,408	122,778	100.0				
Urban territory.....	8,166	69,935	56.9	64	2.6	9,793	14.2
1,000,000 or more.....	5	15,065	12.3	1	20.0	1,185	7.9
500,000 to 1,000,000.....	8	5,784	4.7	2	25.0	1,150	20.0
250,000 to 500,000.....	21	7,065	5.5	3	33.3	2,515	36.6
100,000 to 250,000.....	56	7,541	6.1	18	32.1	2,627	38.8
50,000 to 100,000.....	55	5,491	4.3	10	18.2	1,610	15.7
25,000 to 50,000.....	165	5,425	4.2	13	7.9	477	7.4
10,000 to 25,000.....	608	9,897	7.9	8	1.0	309	1.2
5,000 to 10,000.....	261	5,897	4.6				
2,500 to 5,000.....	1,332	4,718	3.6				
Rural territory.....	13,433	52,843	43.6				
Inc. places of 1,000 to 2,500.....	3,087	4,821	3.9				
Inc. places under 1,000.....	10,346	4,898	3.9				
Other rural territory.....	44,857		36.4				

course, the backing and interior construction may be lumber, brick, concrete, or other material. In the cities surveyed, stone, concrete, or metal were not used to any appreciable extent for residential building.

An arbitrary division of the structures into two age groups—under 20 years and others—as shown in table 1, was necessary because of limitation of space. It so happens that the structures divide almost equally on this basis. A more detailed classification, according to age groups, will be presented in the final reports when published.

RECONDITIONING BADLY NEEDED

The need for repairs and improvements is strikingly indicated by the data assembled. These figures are peculiarly opportune in view of the housing renovation drive undertaken by the Federal Housing Administration. Ignoring the number of structures recorded as requiring only minor repairs, there remains the impressive total of 301,783 structures (15.6 percent of all enumerated structures) in need of major repairs and an additional 43,898, or 2.3 percent, that were reported as unfit for human use. In every section of the country there are noticeable opportunities for replacement, renovation, and modernization of homes.

The living quarters are reported to be divided into 89 percent owner-occupied and 61 percent rented. Less than 40 percent of the former apparently were owned without encumbrances. Without allowance for the fact that data were not gathered in respect to the status of 15 percent of the owner-occupied units, 37.7 percent of the total are listed as being owned free and 48.1 percent as mortgaged.

Rentals charged are of interest since they throw some light on the income of the families surveyed. Of the total number of rental units, about a third rented for less than \$15 per month and only 21 percent for \$30 or more. The highest percentage of low rental payments was in Birmingham, where 79 percent of the rental units commanded payments of less than \$15 a month.

LARGE EQUIPMENT DEFICIENCIES REVEALED

Dwelling equipment is shown to be far from adequate, according to modern standards, a condition not without its bright side in the opportunities presented for building equipment manufactures and those interested in the distribution of such products. More than 80 percent of the dwelling units were without gas for cooking, about one-fourth without a bath tub and/or shower, almost 20 percent without a private indoor water closet, and 10 percent without electricity for lighting. Only 17 percent were provided with mechanical refrigeration.

While only half of the units have furnace or boiler heat, the need for such equipment, obviously, differs in the northern and southern sections of the country.

It is interesting to note, however, that in only 5 of the 64 cities were more than 80 percent of the dwelling units supplied with heat from this source. Fargo, N. Dak., which stood at the head of the list in this respect, had 13 percent of its dwelling units without furnace heat. Over half of the dwelling units lacked this equipment in such "northern" cities as Providence, Worcester, Waterbury, and Salt Lake City. In Butte 73 percent relied on other than furnace heat.

Cleveland stood first among these 64 cities in respect to gas for cooking, 94.2 percent of the dwelling units being so supplied. Knoxville was the least well equipped with this utility, having only 17 percent of its dwelling units so provided. Electricity for lighting ranks highest among the modern equipment services.

APPROXIMATELY 50 PERCENT OF FAMILIES HAVE AUTOMOBILES

Data gathered in respect to the possession of passenger automobiles in these urban centers are especially interesting, in view of the prevailing notion that almost every family has an automobile. Unfortunately, data were not collected to show ownership of cars per family but rather in terms of dwelling units. These data show that none of the occupants of practically half of the dwelling units possessed a car. Since 7 percent of the families enumerated were "living-in" with the usual family occupants, the percentage of families possession automobiles differs from the percentage in the table which is a ratio of automobiles to occupied dwelling units. Taking into consideration the extra families, it is probable that at least 50 percent of the families have automobiles. The maximum number of families in the cities covered possessing automobiles could not, on the basis of these data, be in excess of 51.4 percent.

ADDITIONAL DATA IN COMPLETE REPORT

Complete tables of the results of the real property inventory give, in addition to the data presented in this article, information in respect to property values, duration of occupancy, elevator service, vegetable gardens, means and time consumed in going to work, as well as greater details in respect to many of the subjects included in the table published herewith.

Real need for additional space, for repairs, and equipment are very apparent. The facts presented will undoubtedly spur to even greater exertion those business concerns interested in supplying this latent demand, not only in these cities but in others not included in this survey. It must, however, be apparent to all that need alone is not sufficient to provide a market. Adequate housing of American families must wait upon their securing sufficient buying power to make the requisite purchases and/or a return in rental payments which will provide compensation for improved facilities.